

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 14, 1970

Appeal No. 10539 Salvatore D. Marco, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 28, 1970.

ORDERED:

That the appeal for variance from the minimum lot width requirements of the R-1-B District to permit erection of single family dwelling, 1428 Longfellow Street, N. W., be denied.

(Lot 874, Appeal 2720) Kju

FINDINGS OF FACTS

1. The subject property is located in an R-1-B District.
2. The property is currently an unimproved lot.
3. Appellant proposes to construct a single family dwelling on the property.
4. Appellant alleged that the property is 40' wide. The proposed dwelling is 24' with 24.6' at the alley which appellant states is ample for parking, but a variance is needed for the average width. (see Ex. #2)
5. The appellant further alleged that a dog leg of 16 feet was taken off the alley to keep the garage that is with the old house intact with the property rather than tear the garage down.
6. Opposition was registered at the P.H. to the granting of this appeal.

OPINION

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations

PAGE 2

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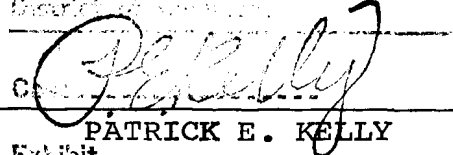
and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

Further, we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


PATRICK E. KELLY
Secretary of the Board